Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 3 Gough Place, Cremorne Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between: $1,200,000 & $1,300,000

Median sale price

Median price: $1,240,000 Property Type: House Suburb: Cremorne

Period - From: 01/01/2024 to: 31/12/2024 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	20 Berry St RICHMOND 3121	$1,316,000	07/12/2024
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 05/03/2025 16:27

3 Gough Place, Cremorne Vic 3121



3 2 1

Rooms: 4
Property Type: House
Land Size: 111 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2024: $1,240,000

Comparable Properties



20 Berry St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,316,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 177 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - BigginScott | P: 03 9426 4000

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